

REAL ESTATE TRANSFER
TAX PAID 4
STAMP #
\$ 255.00
Michelle Utzler
RECORDER
2-4-03 Madison
DATE COUNTY

REC \$ 50
AUD \$ 50
R.M.F. \$ 10

COMPUTER
RECORDED
COMPARED

000639
FILED NO.
BOOK 2003 PAGE 639
2003 FEB -4 PM 3:35
3:35 pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement : Ronald and Donna Bane

\$ 160,000.00

3079 Heritage Ave., Lorimor, IA 50149

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED SIXTY THOUSAND Dollar(s) and other valuable consideration,
KENNETH W. WALTZ and CONNIE SUE WALTZ, Husband and Wife,

do hereby Convey to
RONALD L. BANE and DONNA J. BANE,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Section 18, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°38'17" West, 663.11 feet along the South line of the Southeast Quarter of said Section 18; thence North 5°26'27" East, 1317.77 feet along the projection of an existing fenceline to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 18; thence North 89°43'25" East, 544.70 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence South 0°17'10" West, 1310.29 feet along the East line of the Southeast Quarter of said Section 18 to the Point of Beginning. Said Parcel contains 18.170 acres, including 2.237 acres of County Road right-of-way



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: February 3, 2003

MADISON COUNTY, ss:

On this 3rd day of February, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth W. Waltz and Connie Sue Waltz

Kenneth W. Waltz
Kenneth W. Waltz (Grantor)

Connie Sue Waltz
Connie Sue Waltz (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Connie Harvey

(Grantor)

Notary Public

(This form of acknowledgment for individual grantor(s) only)



(Grantor)